

**DENTON COUNTY DEVELOPMENT DISTRICT 4
DENTON COUNTY FRESH WATER SUPPLY DISTRICT 6
DENTON COUNTY FRESH WATER SUPPLY DISTRICT 7
“Lantana”**

General Manager’s monthly report for March 2016

- Upper Trinity Regional Water District (UTRWD) points of interest: At the March 3rd Board Meeting; Staff gave an update on the construction of the Doe Branch Water Reclamation Plant. The plant should be operational by June. However, liquidated damages will be assessed if it is not operational by the end of April. The Riverbend Plant is currently operating at 90% of the permitted capacity. Deloitte & Touche has completed the 2015 Financial Audit and presented the clean report to the Board. For the 11th consecutive year the District’s net position has increased. This year the net increase was 22%. Assets less liabilities rose from over \$60 million to over \$74 million. SJ Louis has completed Phase 2, section 3A of the Southwest Pipeline, which consisted of approximately 3,300 feet of 60” diameter pipe.
- Area lake levels; Area lake levels are still slightly above the conservation pool levels from the recent rains. During the month of February, the DFW area received a total of 2.20” of rain which is 0.50” below average. Lake Lewisville- current elevation 525.48’, + 3.48’, Lake Ray Roberts- current elevation 635.32’, + 2.82’, Lake Chapman (Cooper Lake) - current elevation 441.55’, + 1.55’, Lake Lavon- current elevation 494.16’, +2.16’.
- Argyle Fire District points of interest: At the Board meeting on February 28th, Chief Hohenberger reviewed and discussed the Timeline for the construction of Station 514 which will be located at the extension of Cleveland Gibbs Road and Old Justin Road. The contract to hire the Architect should be completed by the end of the month. Design should be completed in approximately 9 months. Construction should commence in April of 2017 and be completed in October 2018. The Fire District received a total of 17 calls for service within Lantana during the month of December which accounted for 15% of the total calls for the month. The next Fire Board meeting is scheduled for March 24th at 7:00PM.
- D N Tanks is nearing completion of the grading and preparation of the pad for the additional 2MG ground storage tank. The berm on the north side of the site has been completed. They are currently setting up the field office. Project completion is currently anticipated in the later part of July.
- GM Construction is nearing completion of the grading for Phase A of Barrington Addition. The project is located at the north end of Lantana Trail and consists of 119 lots. Wet utilities (water, sanitary sewer and storm drain lines) has commenced. They are currently installing sanitary sewer lines. Several overhead electrical lines must be relocated prior to completion of the grading operations. Easements have been finalized

and Co-Serv has completed their design. Relocation of the lines will occur once the pricing has been completed and paid for by the developer. The project was originally scheduled to be completed in April but has been delayed due to all the rain last year.

- Pavecon has completed the construction of Garner West Addition. A final inspection was conducted on September 29th. The punch list items have been addressed including the replacement of a section of curb and sidewalk on Martin Creek Circle. Cal Atlantic/ Lions Gate is the builder within the 52 lot phase of the subdivision. Construction of their model home has commenced on Simmons Rd. Ratliff Hardscape has completed the Hardscape Package including the stone barrier wall near the detention pond on Tanner Parkway. American Landscape Systems has commenced installation of the landscaping and irrigation of the common areas.
- Pavecon has completed rough grading and moisture conditioning of the pads within Reata Addition. Wallco has completed approximately 50% of the retaining walls. The balance of the walls will be completed after paving. Installation of wet utilities (water, wastewater and storm drain lines) has been completed. Rough grading of the streets has been completed. Subgrade lime stabilization and paving operations should commence when weather allows. The subdivision consists of 90 lots and is located north of Tanner Parkway adjacent to golf hole 16. This will be the final subdivision within Fresh Water Supply District 6. Construction is currently scheduled to be completed in July.
- Retail strip center south of Kroger activity: The following businesses have completed construction and are now open for business: The Tutoring Center, Tokyo Samurai Restaurant, Terry Donuts, Lantana Eyecare, Nathan Romney DDS., Marble Slab Creamery, Lantana Spa and Nails, and Hollywood Feed. Construction of Medspring Urgent Care Facility is nearing completion and should be open for business next month. Medspring will be located at the end cap closest to FM 407.
- Spring Valley has completed construction of two additional strip center buildings North of Kroger. One building consists of 5 lease spaces and is approximately 9,800 SF. Three lease spaces are designated as food establishments. One of which is Dickey's BBQ. Construction of Dickey's has been completed and they are now open for business. The other two restaurant spaces will be Dominos and Subway. Dominos' construction has also been completed and should be open for business in the next few days. Plans have also been submitted, reviewed and approved for Oak Creek Family Dentist. A second adjacent building consists of 2 lease spaces and is approximately 4,200 SF. One of the spaces is designated as a Starbucks with a drive through. Plans have been submitted, reviewed and approved. Construction should commence by the end of the month.
- Links Construction has completed construction of a 10,474 S.F., multi-tenant, retail strip center building at the northeast corner of Simmons and

FM 407 adjacent to the dry cleaners facility. Construction has also been completed for Anytime Fitness a 6,100 SF fitness facility located at the south end of the building. The building will also have an additional lease space, which will be The Dance Studio. Plans have been submitted, reviewed and approved. Construction is underway and should be completed next month.

- A traffic signal has met the warrants, been approved and funded by TxDOT for the Branch Crossing and FM 407 intersection. Durable Specialties has been awarded the contract. Underground utilities are currently being installed. Installation should be completed next month.
- TxDOT has also received bids and awarded the contract for the FM 407 landscaping improvements. The contractor is C. Greenscaping, who has installed a significant amount of Lantana's landscaping. Construction has commenced and they have started on our end of the project. They are nearing completion of installation of the irrigation system from Bentson to Blanco.
- We now have 707 customers signed up for ACH, automatic payments for utility billing. To sign up visit the Districts' website at www.lantanatx.org, click on Utility Bill Payment, and follow the prompts to enter your bank account information. We also have 2230 residents utilizing our electronic utility billing option.
- We have issued 2027 building permits in District 6 and 1390 building permits in District 7 for single-family residences through the month of February. Which is a total of 3,417 within Lantana.
- We currently have no building permit applications awaiting review in District 6 and 14 building permit applications awaiting review in District 7. 26 building permit applications for new homes were received in February; and 14 building permit applications for new homes were approved in February.
- We now have 2005 occupied homes in District 6 and 1284 occupied homes in District 7 as of February 29th. This is an increase of 4 new families for the month of February.
- District 6 activity: 2019 homes have received Foundation Inspections. 2016 homes have received Framing Inspections. 2008 Homes have been completed and received Final Inspections.
- District 7 activity: 1364 homes have received Foundation Inspections. 1353 homes have received Framing Inspections. 1301 homes have been completed and received Final Inspections.
- During the month of February, no residential building permits were issued in District 6 and 6 were issued in District 7. No foundation inspections were approved in District 6 and 12 were approved in District 7. 1 framing inspections was approved in District 6 and 13 were approved in District 7. 1 final inspection was approved in District 6 and 6 were approved in District 7.

- During the month of February, 8 permits were issued for residential remodels/additions, 8 swimming pool permits were issued and 1 commercial interior finish out permit was issued.
- District 6 building permit revenue for the month of February was \$2,934.00.
- District 7 building permit revenue for the month of February was \$56,364.00.
- \$1,200.00 was received for contractor registration renewals in February.
- Water accountability for the month of February was at 94%. 29,705,000 gallons was pumped into the distribution system and 27,821,600 gallons was accounted for in billings and other uses. 29,705,000 purchased gallons equates to a load factor of 32% of our subscribed capacity.